

KAUAI PLANNING COMMISSION
REGULAR MEETING

Tuesday, August 25, 2015

9:00 a.m. or Soon Thereafter
Līhu'e Civic Center, Moikeha Building
Meeting Room 2A-2B
4444 Rice Street, Lihue, Kauai, Hawai'i

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. MINUTES of the meeting(s) of the Planning Commission

1. Meeting of July 28, 2015

E. RECEIPT OF ITEMS FOR THE RECORD

F. HEARINGS AND PUBLIC COMMENT (Noticed hearings will not commence until 9:00 a.m. or soon thereafter.) Individuals may orally testify on items on this agenda during the Public Comment Period. Please call the Planning Department prior to the meeting or notify Commission Staff at the meeting site. Testimony shall also be accepted when the agenda item is taken up by the Commission. However if an individual has already testified during this period, additional testimony at the agenda item testimony may be allowed at the discretion of the Chair. Testifiers shall limit their testimony to three (3) minutes, but may be extended longer at the discretion of the Chair. Written testimony is also accepted. An original and twelve (12) copies of written testimony can be hand delivered to the Planning Department or submitted to Commission Staff at the meeting site.

1. Continued Agency Hearing

- a. Class IV Zoning Permit Z-IV-2015-27, Use Permit U-2015-26 and Special Permit SP-2015-7 to allow conversion of an existing residence into a homestay operation on a parcel located along the makai side of Kalihiwai Road in Kilauea, situated approx. ¼-mile north of its intersection with Kuhio Highway, further identified as 2828 P Kalihiwai Road, Tax Map Key 5-2-010: 031, CPR Unit 2, and affecting an area approx. 3.167 acres of a larger parcel = ***Steven V. Ruddell/Marlyn W. Ruddell, Trust.*** [Director's Report received 6/9/15, hearing continued 6/23/15.]

F. HEARINGS AND PUBLIC COMMENT (Cont'd)

2. New Agency Hearing

- a. Class IV Zoning Permit Z-IV-2015-41, Use Permit U-2015-40 and Variance Permit V-2015-6 to allow installation and height variance for a 53 feet high stealth telecommunications structure and associated equipment on a parcel located in Lihue, situated at the Tip Top Motel/Café and Bakery site, further identified as 3173 Akahi Street, Tax Map Key 3-6-006:073, and affecting a parcel approx. 45,000 sq. ft. in size = **Verizon Wireless**. [Director's Report received 8/11/15.]
- b. Special Management Area Use Permit SMA(U)-2015-10, Class IV Zoning Permit Z-IV-2015-42, Use Permit U-2015-41 to allow conversion of an existing guest house into a bed and breakfast operation on a parcel located along the makai side of Aliomanu Road in Anahola, situated approx. ¾ mile makai of its intersection with Kuhio Highway, further identified as 4760 Aliomanu Road, Tax Map Key 4-8-013:007, and containing a total area of 11,481 sq. ft. = **Karen Hillstrom**. [Director's Report received 8/11/15.]
- c. Class IV Zoning Permit Z-IV-2015-43, Use Permit U-2015-42 and Special Permit SP-2015-15 to allow conversion of an existing guest house into a bed and breakfast operation on a parcel located along the mauka side of Kamalu Road within the Sleeping Giant Half Acres Subdivision in Wailua Homesteads, situated at the terminus of Uilani Place, further identified as 5900 Uilani Place, Tax Map Key 4-4-005:069, and containing a total area of 20,370 sq. ft. = **Steven R. Bauman/Tracy L. Bauman Trusts**. [Director's Report received 8/11/15.]
 1. Supplemental No. 1 Director's Report pertaining to this matter.
- d. Class IV Zoning Permit Z-IV-2015-44 and Use Permit U-2015-43 to allow conversion of an existing residence into a bed and breakfast operation on a parcel located along the Makai side of Kolo Road in Kilauea, situated approx.. 500 ft. north of the Kolo Road/Hookui Road intersection, further identified as 4380 Hookui Road, Tax Map Key 5-2-011: 030, and containing a total area of 0.35 acres = **Beryl Franklin McClerren, Jr./John Joseph Hunt, Jr.** [APPLICATION WITHDRAWN BY APPLICANT, accepted by Commission 8/11/15.]
- e. Class IV Zoning Permit Z-IV-2015-45 and Use Permit U-2015-44 to allow construction of a new administration building on a parcel located along the mauka side of Ahukini Road in Lihue, situated at the Lihue Heliport facility and approx. ¼ mile east of the Kapule Highway/Ahukini Road intersection, further identified as Tax Map Key 3-5-001:148, and affecting a portion of a larger parcel containing 3.67 acres = **Island Helicopters Kauai, Inc.** [Director's Report received 8/11/15.]

F. HEARINGS AND PUBLIC COMMENT (Cont'd)

2. New Agency Hearing (Cont'd)

- f. Class IV Zoning Permit Z-IV-2015-46, Use Permit U-2015-45 and Special Permit SP-2015-16 to allow conversion of an existing residence into a bed and breakfast operation on a parcel located along the western side of Omao Road within the Puu Pinao Subdivision in Omao, situated approx. 150 ft. mauka of the Upa Road/Omao Road intersection, further identified as 4175 Omao Road, Tax Map Key 2-7-008:043, and containing a total area of 15,906 sq. ft. = ***Sharon R. Boulay Trust***. [Director's Report received 8/11/15.]

1. Supplemental No. 1 Director's Report pertaining to this matter.

3. Continued Public Hearing

- a. A-2015-1: Request for State Land Use District Boundary Amendment from Agricultural District to Rural District.
ZA-2015-6: Request for County Zoning Amendment from Agriculture District (A) to Residential District (R-1).
Location: Kalaheo, Kauai. Located along the western side of Pu'u Road, approx. a quarter (1/4) mile west of the Pu'u Road/Papalina Road intersection and immediately adjacent to property identified as 2205 Pu'u Road, and containing a total area of 3.26 acres. Tax Map Key (4) 2-3-004: 006 = ***Gregory R. Kingsley, et al.***
[Director's Report received and hearing continued 7/28/15.]

1. Request (8/17/15) from Jennifer Cole-Conner to defer application and second hearing to September 22, 2015.

4. New Public Hearing (NONE)

G. CONSENT CALENDAR

1. **Status Reports** (NONE)
2. **Director's Report(s) for Project(s) Scheduled for Agency Hearing, September 8, 2015.** (NONE)

H. EXECUTIVE SESSION (NONE)

I. GENERAL BUSINESS MATTERS (NONE)

J. COMMUNICATION (For Action) (NONE)

K. COMMITTEE REPORTS (NONE)

L. UNFINISHED BUSINESS (For Action)

M. NEW BUSINESS

1. **For Action – See Agenda F for Project Descriptions**

N. ANNOUNCEMENTS

1. Topics for Future Meetings
2. The following scheduled Planning Commission meeting will be held at 9:00 a.m., or shortly thereafter at the Lihue Civic Center, Moikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Lihue, Kauai, Hawai'i 96766 on **Tuesday, September 8, 2015.**

O. ADJOURNMENT

EXECUTIVE SESSION: The Commission may go into an executive session on an agenda item for one of the permitted purposes listed in Section 92-5(a) Hawaii Revised Statutes ("H.R.S."), without noticing the executive session on the agenda where the executive session was not anticipated in advance. HRS Section 92-7(a). The executive session may only be held, however, upon an affirmative vote of two-thirds of the members present, which must also be the majority of the members to which the board is entitled. HRS Section 92-4. The reason for holding the executive session shall be publicly announced.

NOTE: Special accommodations and sign language interpreters are available upon request five (5) days prior to the meeting date, to the County Planning Department, 4444 Rice Street, Lihue, Hawaii 96766. Telephone: 241-4050

Pursuant to Section 8-27.8 (6) of the Kaua'i County Code (1987), as amended, the following shoreline setback determinations by the Director are disclosed for purposes of public notification.

SHORELINE SETBACK DETERMINATIONS

Application No.	Name of Applicant(s)	Property I.D. (Tax Map Key)	Location	Reasons
SSD-2016-19	Glen Kojima	4-5-012:036	Kapaa	Renovation to existing structure